

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit #1939A
Nebraska Heart Hospital

DATE: February 4, 2002

PROPOSAL: To revise the site layout and adjust the boundary for special permit #1939, which includes an 80 bed hospital and a 30,000 square foot medical office building.

WAIVER REQUESTS: Modification of subdivision standards to allow final plats to be based upon this special permit.

LAND AREA: 19.44 acres, more or less

CONCLUSION: The proposed health care facility generally conforms with the directives in the Comprehensive Plan, provided changes and corrections are made to the plans for utilities and street design.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 82 I.T., located in Section 23, T9N, R7E of the 6th P.M., Lancaster County, Nebraska, and more particularly described in the attached legal description.

LOCATION: The corner of the future alignment of S. 91st Street and the proposed Heritage Lakes Drive.

APPLICANT: Nebraska Heart Institute, P.C.
1500 S. 48th Street - Suite 800
Lincoln, NE 68506

OWNER: Nebraska Heart Hospital L.L.C.

CONTACT: Mark Palmer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant land

SURROUNDING LAND USE AND ZONING:

North:	R-3	Fields
South:	AG	Fields
East:	R-3	Fields
West:	B-5	Fields being graded for development.

HISTORY: **Nov. 5, 2001** City Council Approves Appian Way: Preliminary Plat #01006, Change of Zone #3320, Change of Zone #3285, Annexation #01006, and Use Permit #140.

April 4, 2001 Olsson Associates submitted Heritage Lakes Preliminary Plat #01004.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan designates this area as Urban Residential. The Southeast Lincoln/Highway 2 Subarea Plan designates this area as Urban Residential. Properties north and south of this site are designated Special Residential.

From the Southeast Lincoln/Highway 2 Subarea Plan:

Special Residential: could include churches, domiciliary care facilities, retirement apartments, child care facilities, townhomes or other uses permitted by special permit in residential districts. In more urban settings, which are further from existing single family residences, apartments may also be appropriate. There may be additional areas which are appropriate for these types of uses. They may be identified through future special permit applications, such as the various types of housing discussed in the plans for Campbell's Nursery at 56th and Pine Lake Road. (p 10)

From Chapter VI of the Comprehensive Plan - Community Facilities:

3. Health Services

Goals

- *Actively encourage the prevention of disease, disability, premature death, property loss, and social dysfunctions in order to enhance the quality of life.*
- ***Develop Lincoln as the center for a network of regional health care services.***

Lincoln and Lancaster County are served by three hospitals and the Veteran's Administration Medical Center. Minor emergency medical services are also provided at several private facilities dispersed through the community. Emergency medical transportation services are provided through a combination of private and public providers. There are also a number of other specialized health care facilities, such as nursing homes, rehabilitation centers, and retirement centers.

The Health Care Industry is very important to the economy and well-being of the community. The expansion of the industry can be anticipated during the planning period. However, the

expansion of major health care institutions in the developed areas of the community will have an impact upon abutting neighbors of the property. **Health care institutions are encouraged to reduce the impacts of planned expansion on the neighborhood and the community as a whole;** to notify neighbors and the community about long range institutional plans; and to coordinate long range institutional plans with the long range land use and capital improvement plans of the city. (p 171; emphasis added)

UTILITIES: Neither sewer nor water are available now, but utilities are provided in the Conditional Annexation and Zoning Agreement associated with Annexation #01006. Public Works & Utilities requires some changes to the sewer and water facilities.

TOPOGRAPHY: Sloping from north to south, with a drainage way along the eastern edge of the site. Public Works & Utilities requires some changes to the grading & drainage plan.

TRAFFIC ANALYSIS: S. 91st Street is identified as a minor arterial in the future Functional Street and Road Classification. The proposed Heritage Lakes Drive has 66' of right-of-way west of the traffic circle and 60' of right-of-way east of the circle. Traffic Engineering requests that Heritage Lakes Drive have 66' of right-of-way along its entire length.

PUBLIC SERVICE: The closest fire stations are at S. 84th Street and South Street or S. 48th Street and Highway 2.

REGIONAL ISSUES: None apparent.

ENVIRONMENTAL CONCERNS: Stormwater runoff from parking lots into wetlands.

AESTHETIC CONSIDERATIONS: Transition from this property to proposed residential uses to the east. Parking lots as gateway to the neighborhood should be well landscaped.

ANALYSIS:

1. The Southeast Lincoln/Highway 2 Subarea Plan indicated that there *may* be additional areas appropriate for Special Residential uses. This site is not designated as Special Residential, therefore the application should clearly meet the standards in the Zoning Ordinance and promote the goals outlined in the Comprehensive Plan.
2. The Zoning Ordinance States:

27.63.080 Permitted Special Use: Health Care Facilities.

Health care facilities may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-3, B-1, B-2, B-3, H-3, or I-1 zoning districts under the following conditions:

(a) Parking. Parking shall be in conformance with Chapter 27.67; additional parking requirements may be imposed. Traffic may be required to be discharged into a major street as designated in the Comprehensive Plan, or into a classified collector. No parking shall be permitted in required front or side yards; all parking shall be screened.

The parking requirements for medical offices are one stall per 225 square feet. The proposed 30,000 square foot building requires 134 spaces. Hospitals require one space per 2.5 beds, plus one space per employee on the largest shift. Special Permit #1939 approved 80 beds, which require 32 parking stalls. The parking count indicates that there will be 246 employee stalls.

No parking is proposed in the required front or side yards.

The proposed screening meets Design Standards.

(b) Yard and area regulations.

(1) Buildings shall not occupy over thirty-five percent of the total land area covered by the special permit.

The proposed buildings occupy approximately 14% of the total land area (not including the future residential building envelope).

(2) Yards abutting a nonresidential district shall be the same as those required in said abutting district.

The yards do not abut a nonresidential district. The site plan depicts a 50' setback along S. 91st Street, which matches that required in the B-5 zoning across the street.

(3) Any yard abutting a residential district or located wholly or partially in a residential district shall be the greater of ten feet or that required in the said abutting district, plus an additional one foot setback for each one foot of height shall be provided between the yard line and the wall nearest the yard line for that portion of the building exceeding twenty feet in height.

No elevations or maximum heights have been provided, although the approved plans for special permit #1939 met the height requirements.

(4) Required front and side yards shall be landscaped.

Landscaping which meets the requirements for "required yards, open space areas, malls and around proposed buildings in the O-3, B-2, B-5, I-2 and I-3 districts" would be appropriate here. For every 10,000 square feet of building

coverage or fraction thereof, the site must provide 4 deciduous trees with a design spread of 30' and 400 square feet of shrub coverage. The plans approved with Special Permit #1939 met this standard.

(5) The City Council may increase or decrease these requirements with consideration given to both facilities and adjacent environment.

No adjustments have been requested.

(c) The proposed health care facility shall conform to all applicable state and federal requirements.

(d) The location of health care facilities shall be readily accessible to the area served. Such facilities should be located on major streets near the center of the area to be served.

The application for special permit #1939 indicated that this facility is intended to be a specialty heart hospital: "The Nebraska Heart Institute serves an area which is virtually statewide, but which is centered in southeast Nebraska. The location near Highway 2 is easily accessible to patients in the region..." S. 91st Street will be a major street, once it is constructed.

3. Unlike many of Lincoln's health care facilities, the proposed Heart Hospital is not adjacent to currently existing residential uses. This presents an opportunity to obviate conflicts between the proposed institutional use and the proposed residential to the east. The site plan should include a substantial landscaped buffer along its eastern boundary.
4. This application takes access to streets which do not exist and are not yet approved. Both streets must be constructed before this site can be occupied. Both streets must be designed to accommodate this use.
5. As the gateway to the proposed residential neighborhood, the site should provide an aesthetically pleasing streetscape. The parking should be located behind the medical office building or be pushed farther back from the residential street. The site plan approved with Special Permit #1939 did not incorporate this into the design, although it did provide a 40' front yard setback along Heritage Lakes Drive.
6. The bicycle trail was placed along the east side S. 91st Street so that there would be fewer conflicts with vehicles. The trail should be shown on the plan and it should cross the entrance driveways outside the curb radii.
7. This land is covered by the Conditional Annexation and Zoning Agreement for Annexation #01006.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.2 Revise the site plan to show:
 - 1.2.1 Provide fire hydrants acceptable to the Fire Department.
 - 1.2.2 Provide a sanitary sewer design that is satisfactory to Public Works & Utilities.
 - 1.2.3 Provide a water main along Heritage Lakes Drive.
 - 1.2.4 Revise the alignment, width, traffic circle, and grading along Heritage Lakes Drive so that they are satisfactory to Public Works & Utilities.
 - 1.2.5 Revise the grading & drainage plan to the satisfaction of Public Works & Utilities.
 - 1.2.6 Provide details for outlet protection where the storm sewer discharges to the retention facility.
 - 1.2.7 Provide building elevations as required by §27.63.080(b)(3).
 - 1.2.8 Relocate the "40' Proposed Setback" label that is currently next to the word "Heritage." It would be easier to read if it were north of the street.
 - 1.2.9 Change the "Building Envelope" label to read "Proposed Future Residential Building Envelope."
 - 1.2.10 Provide a 50' landscaped buffer along the east property line, as was approved with special permit #1939.
 - 1.2.11 Remove the Planning Commission approval block.
 - 1.2.12 Add a waivers list and include the waiver of the Subdivision Ordinance to permit final plats to be based on this special permit.

- 1.2.13 In the title block, change the title from “Amendment to...” to “Special Permit #1939A.”
 - 1.2.14 In the Approval block, change the special permit number to 1939A.
 - 1.2.15 Indicate the number of beds and the number of employees in the parking count.
 - 1.2.16 Provide landscaping which meets design standards for required yards, open space areas, malls and around proposed buildings in the O-3, B-2, B-5, I-2 and I-3 districts, as was done for special permit #1939.
 - 1.2.17 Move the “30' proposed setback” label (currently located near the traffic circle) so that it does not crowd other dimensions. There is a clear spot to the southeast.
 - 1.2.18 Remove the “Outlot A (Blanket Utility Easement)” labels from the Landscape Plan.
 - 1.2.19 On the Landscape Plan, correct the proposed setback along Heritage Lakes Drive.
 - 1.2.20 Label the bicycle trail along S. 91st Street.
 - 1.2.21 Revise Note 6 - “site” should be “sight.”
 - 1.2.22 Revise Note 5 to replace “use” with “special.”
 - 1.2.23 Revise Note 24 to indicate NAVD 1988.
- 2. This approval permits a 95,000 square foot health care facility with 80 beds and a 30,000 square foot medical office building.
 - 3. Before occupying the buildings:
 - 3.1 South 91st Street and Heritage Lakes Drive shall be constructed adjacent to the property.
 - 3.2 The applicant shall have constructed the right turn lane shown at the entrance on S. 91st Street.

General:

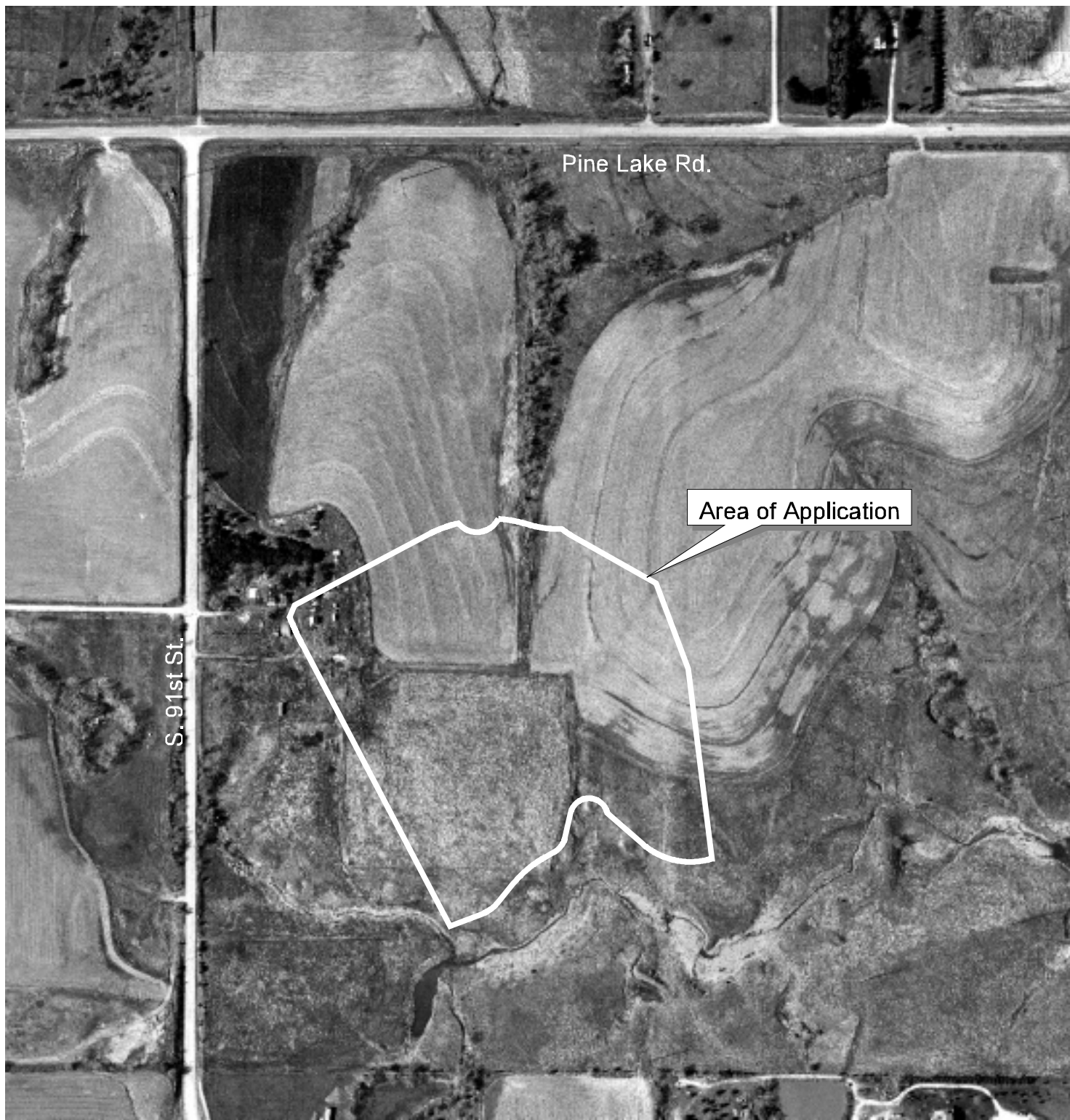
3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies.
 - 3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the facility all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established property owners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Jason Reynolds
Planner



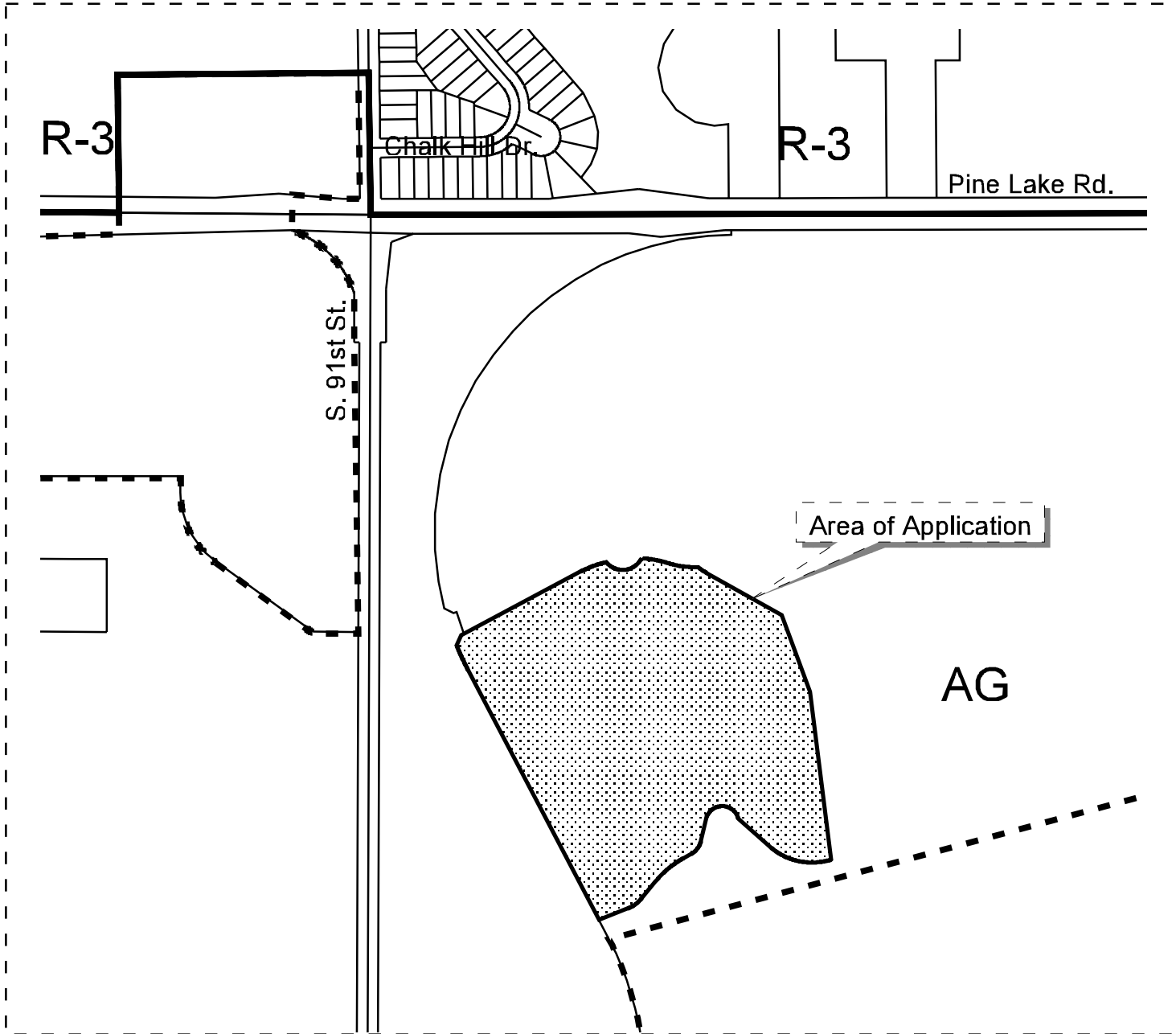
S. 91st St.

Pine Lake Rd.

Area of Application



Special Permit #1939A
S. 98th & Pine Lake Rd.
Nebraska Heart Hospital

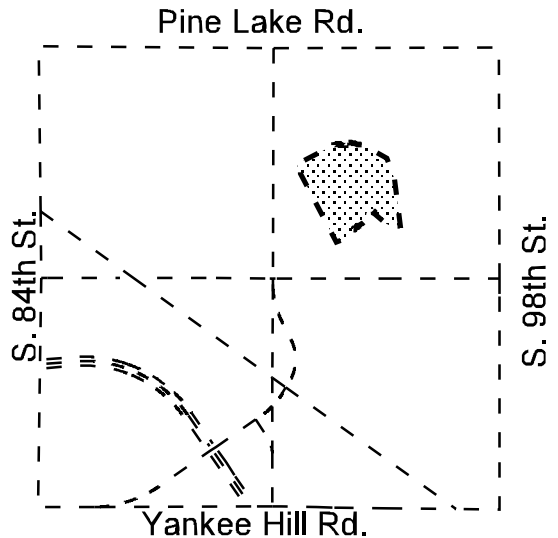
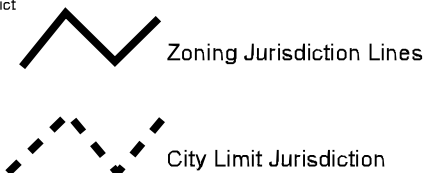


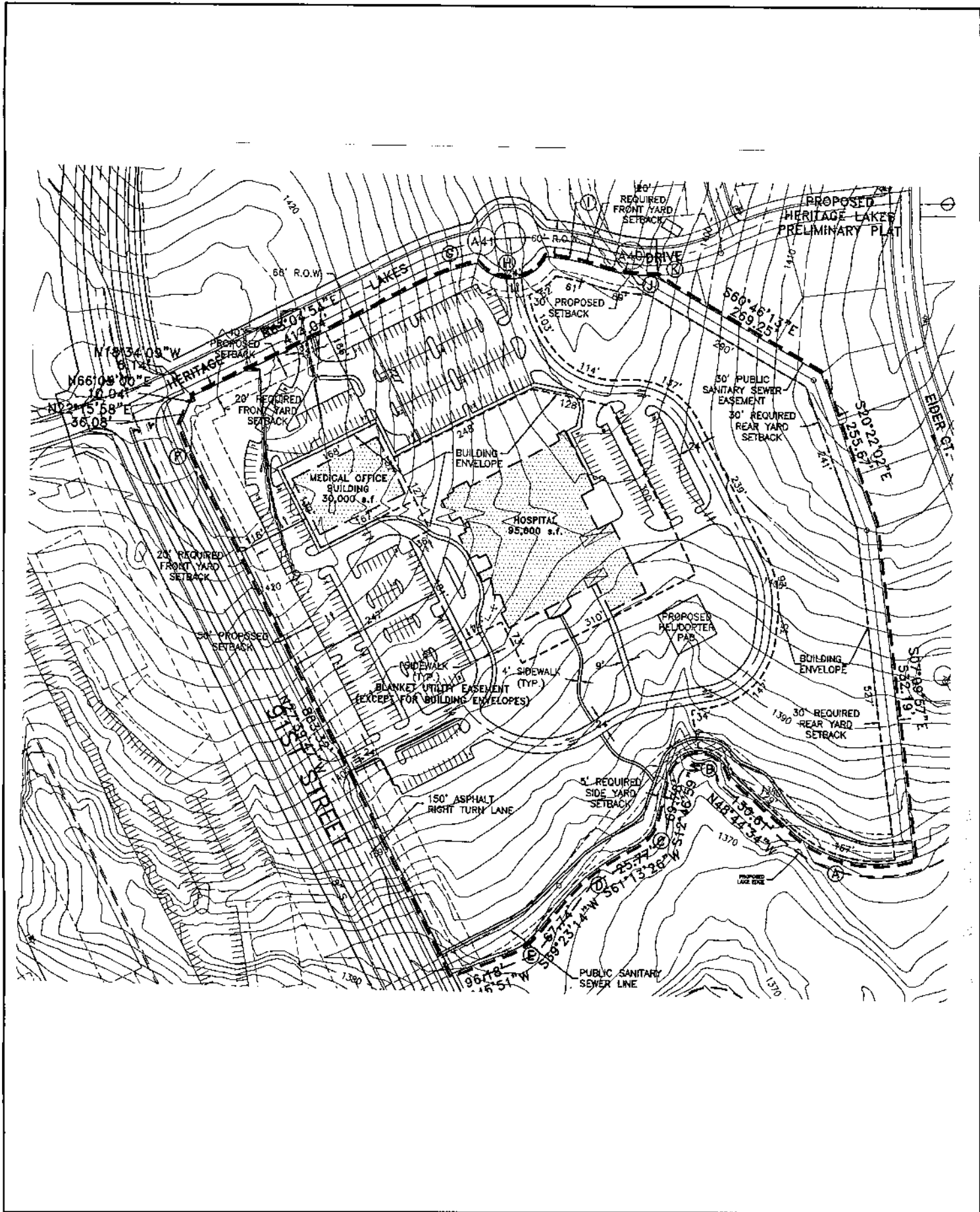
Special Permit #1939A
S. 98th & Pine Lake Rd.
Nebraska Heart Hospital

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 23 T9N R7E





GENERAL NOTES

1. REQUIRED PARKING IS TO BE PROVIDED ACCORDING TO SECTION 27.67.066 OF TITLE 27 ZONING ORDINANCE.
2. INTERIOR SITE LANDSCAPING IS TO BE PROVIDED ACCORDING TO THE CITY OF LINCOLN DESIGN STANDARDS.
3. THE PROPOSED HELICOPTER PAD SHALL BE DESIGNED IN ACCORDANCE FAA REQUIREMENTS.
4. ALL SIDEWALK, DRIVE AND PARKING PAVEMENTS TO BE BUILT TO CITY OF LINCOLN STANDARDS.
5. SIGNS NEED NOT BE SHOWN ON THE SITE PLAN. DETAILS OF ALL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT & SIZE, WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE ADMINISTRATIVE AMENDMENT TO THE USE PERMIT & BUILDING PERMIT. THEY WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LINCOLN DESIGN STANDARDS SECTION 27.69.260.
6. ALL LANDSCAPING, INCLUDING EARTHEN BERMS WILL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND APPLICABLE SITE TRIANGLE.
7. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN ON EACH LOT.
8. EXISTING EASEMENTS TO BE TIED DOWN AT THE TIME OF FINAL PLATTING.
9. THE PROPOSED HEALTH CARE FACILITY SHALL CONFORM TO ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS.
10. THE MEDICAL OFFICE BUILDING MUST BE LIMITED TO OCCUPANCIES ALLOWED UNDER THE DEFINITION OF HEALTH CARE FACILITIES.
11. ANY APPLICATION FOR EXPANSION BEYOND WHAT IS APPROVED WITH THIS SPECIAL PERMIT SHALL INCLUDE A TRAFFIC STUDY TO DETERMINE THE IMPACT ON THE STREET NETWORK.
12. ANY PUBLIC SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 6" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
13. PUBLIC ORNAMENTAL LIGHTING SHALL BE IN ACCORDANCE WITH L.E.S.
14. ALL DRIVEWAY PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
15. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS DONE.
16. PUBLIC UTILITIES ARE LOCATED IN ADJACENT PUBLIC STREETS.
17. THIS SITE IS CURRENTLY ZONED R-3.
18. SIDEWALKS TO BE BUILT ALONG ALL PUBLIC STREETS OR AS SHOWN.
19. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
20. DIRECT VEHICULAR ACCESS TO 91st ST. SHALL BE RELINQUISHED EXCEPT AS SHOWN ON THE SITE PLAN.
21. ALL SIDEWALKS TO BE BUILT 4' MIN. WIDTH.
22. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
23. THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF LINCOLN.
24. ALL ELEVATIONS ARE TO NAVD 1998.
25. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
26. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL. 58, NO. 144/RULES AND REGULATIONS).

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-DEPARTMENT COMMUNICATION**

TO:	Jason Reynolds	DATE:	February 1, 2002
DEPARTMENT:	Planning	FROM:	Jerrold C. Hood, REHS
ATTENTION:		DEPARTMENT:	Health
CARBONS TO:	Administration Scott E. Holmes File	SUBJECT:	Nebraska Heart Hospital #1939A

The Lincoln-Lancaster County Health Department (LLCHD) reviewed the proposed Nebraska Heart Hospital plot plans. The following items are noted:

Wastewater Treatment Disposal

The proposed sewage disposal is to be the City of Lincoln sewage collection system.

Water Supply

Water supply is proposed to be the City of Lincoln water supply system.

Erosion Control

Erosion control by wind and/or water must be controlled during the construction phase. The Lower Platte South Natural Resources District should be consulted for guidance in this matter.

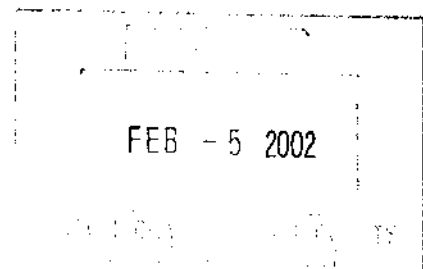
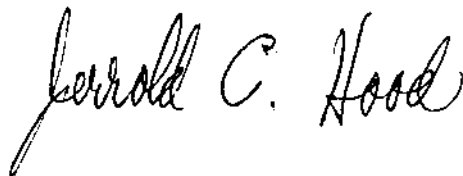
Kitchen Facilities

The plans for the kitchen facilities may need to be reviewed by the Food Section of the LLCHD prior to construction.

If there are any questions please contact me at 441-8029.

JCH:dl

Planning.Memo.wpd



Memo



To: Jason Reynolds, Planning Department

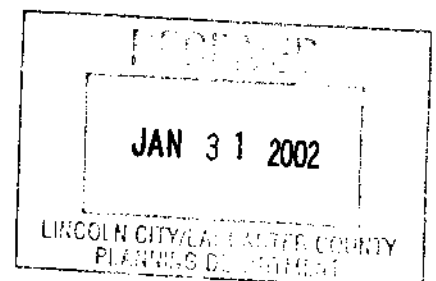
From: Mark Canney, Parks & Recreation MC

Date: January 28, 2002

Re: NE Heart Hospital #1939A

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # DRF02015

Address

Job Description: NE HEART HOSPITAL #1939A

Location: NE HEART HOSPITAL #1939

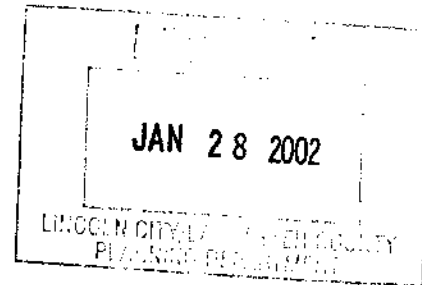
Special Permit: N

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By: JASON



Status of Review: Denied

1/28/2002 11:07:55 AM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

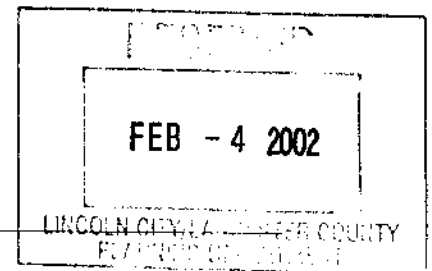
BOB FIEDLER

Comments: need utility plan \on site fire hydrants locations

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

Memorandum



To: Jason Reynolds, Planning

From: Dennis Bartels, Engineering Services

Subject: NE Heart Hospital Special Permit 1939A

Date: January 31, 2002

cc: Roger Figard
Nicole Fleck-Tooze
Virendra Singh
Mark Bauer

Engineering Services has reviewed the revised plan for Nebraska Heart Hospital located east of 91st Street south of Pine Lake Road and has the following comments:

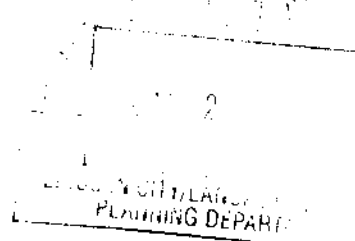
1. The trunk sanitary sewer through this site is shown at a different location and the construction plans submitted for building show the sewer to be significantly deeper than represented by the developer when this area was annexed. Developing a satisfactory design for the sewer may require a revised grading plan, revised street grades and a revised location for the sanitary sewer to make the trunk sewer design acceptable to Public Works and Utilities.
2. A water main must be shown and built in Heritage Lakes Drive in conjunction with this special permit and platting of Heritage Lakes Drive.
3. The traffic circle shown for Heritage Lakes Drive does not meet design standards. The plan must be revised to meet design standards. The dimensions of the traffic circle and right-of-way must be shown on the plan revisions to grade, location and right-of-way may be necessary to meet design standards.
4. Comments to the Heritage Lake Preliminary Plat included a recommendation for Heritage Lakes Drive to be 66' of right-of-way and 33' wide paving within the frontage of this development.
5. This development is responsible for the cost of the right turn lane shown to the proposed driveway to 91st Street.
6. The drainage plan shows grading a drainage ditch and constructing a low flow storm sewer directly over the proposed sanitary sewer location. This is unsatisfactory. Either the sewer easement needs to be moved or the grading plan revised. The storm sewer from Heritage Lakes Drive is shown discharging directly over the sanitary sewer.
7. Outlet protection must be provided where the storm sewers discharges to the storm water retention facility. As a minimum, indication of intent to do this must be shown on the plans

**LEGAL DESCRIPTION
SPECIAL PERMIT**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOT 82 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO A POINT, THENCE SOUTH 89 DEGREES 52 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF THE REMAINING PORTION OF LOT 82 I.T., THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 50.00 FEET TO A EAST CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 17.00 FEET TO A EAST CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 1,218.59 FEET TO A POINT, THENCE SOUTH 55 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 187.02 TO A POINT, THENCE SOUTH 81 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 100.21 FEET TO A POINT, THENCE SOUTH 59 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 474.32 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 153.58 FEET, A DELTA ANGLE OF 17 DEGREES 35 MINUTES 57 SECONDS, A CHORD BEARING OF SOUTH 50 DEGREES 13 MINUTES 52 SECONDS WEST AND A CHORD LENGTH OF 152.98 FEET TO A POINT OF TANGENCY, THENCE SOUTH 41 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 42.78 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 91.81 FEET, A DELTA ANGLE OF 10 DEGREES 31 MINUTES 14 SECONDS, A CHORD BEARING OF SOUTH 46 DEGREES 41 MINUTES 31 SECONDS WEST AND A CHORD LENGTH OF 91.68 FEET TO A POINT OF TANGENCY, THENCE SOUTH 51 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 196.74 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 202.52 FEET, AN ARC LENGTH OF 73.13 FEET, A DELTA ANGLE OF 20 DEGREES 41 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 62 DEGREES 17 MINUTES 51 SECONDS WEST AND A

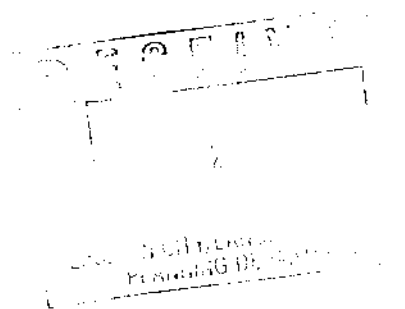
CHORD LENGTH OF 72.74 FEET TO THE TRUE POINT OF BEGINNING, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 202.52 FEET, AN ARC LENGTH OF 207.18 FEET, A DELTA ANGLE OF 58 DEGREES 36 MINUTES 52 SECONDS, A CHORD BEARING OF NORTH 78 DEGREES 02 MINUTES 59 SECONDS WEST AND A CHORD LENGTH OF 198.26 FEET TO A POINT OF TANGENCY, THENCE NORTH 48 DEGREES 44 MINUTES 34 SECONDS WEST, A DISTANCE OF 130.61 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 52.25 FEET, AN ARC LENGTH OF 140.97 FEET, A DELTA ANGLE OF 154 DEGREES 34 MINUTES 56 SECONDS, A CHORD BEARING OF NORTH 89 DEGREES 55 MINUTES 32 SECONDS WEST AND A CHORD LENGTH OF 101.94 FEET TO A POINT OF TANGENCY, THENCE SOUTH 12 DEGREES 46 MINUTES 59 SECONDS WEST, A DISTANCE OF 69.78 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 63.99 FEET, AN ARC LENGTH OF 54.10 FEET, A DELTA ANGLE OF 48 DEGREES 26 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 37 DEGREES 00 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 52.50 FEET TO A POINT OF TANGENCY, THENCE SOUTH 61 DEGREES 13 MINUTES 26 SECONDS WEST, A DISTANCE OF 25.77 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 308.32 FEET, AN ARC LENGTH OF 117.51 FEET, A DELTA ANGLE OF 21 DEGREES 50 MINUTES 12 SECONDS, A CHORD BEARING OF SOUTH 50 DEGREES 18 MINUTES 20 SECONDS WEST AND A CHORD LENGTH OF 116.80 FEET TO A POINT OF TANGENCY, THENCE SOUTH 39 DEGREES 23 MINUTES 14 SECONDS WEST, A DISTANCE OF 67.74 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 107.86 FEET, AN ARC LENGTH OF 55.30 FEET, A DELTA ANGLE OF 29 DEGREES 22 MINUTES 37 SECONDS, A CHORD BEARING OF SOUTH 54 DEGREES 04 MINUTES 33 SECONDS WEST AND A CHORD LENGTH OF 54.70 FEET TO A POINT OF TANGENCY, THENCE SOUTH 68 DEGREES 45 MINUTES 51 SECONDS WEST, A DISTANCE OF 96.18 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE NORTH 27 DEGREES 39 MINUTES 47 SECONDS WEST ALONG THE WESTERLY LINE OF SAID REMAINING PORTION OF LOT 82 I.T. A DISTANCE OF 883.32 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 935.00 FEET, AN ARC LENGTH OF 87.23 FEET, A DELTA ANGLE OF 05 DEGREES 20 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 24 DEGREES 59 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A CHORD LENGTH OF 87.20 FEET TO A WESTERLY CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE NORTH 22 DEGREES 15 MINUTES 58 SECONDS EAST ALONG THE WESTERLY LINE OF SAID



REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 36.08 FEET TO A POINT OF DEFLECTION, THENCE NORTH 66 DEGREES 05 MINUTES 00 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 10.04 FEET TO A POINT OF DEFLECTION, THENCE NORTH 18 DEGREES 34 MINUTES 09 SECONDS WEST ALONG A WESTERLY LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 8.14 FEET TO A POINT, THENCE NORTH 63 DEGREES 04 MINUTES 54 SECONDS EAST, A DISTANCE OF 414.04 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 367.00 FEET, AN ARC LENGTH OF 85.97 FEET, A DELTA ANGLE OF 13 DEGREES 25 MINUTES 17 SECONDS, A CHORD BEARING OF NORTH 69 DEGREES 47 MINUTES 32 SECONDS EAST AND A CHORD LENGTH OF 85.77 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A RADIUS OF 66.50 FEET, AN ARC LENGTH OF 133.32 FEET, A DELTA ANGLE OF 114 DEGREES 52 MINUTES 01 SECONDS, A CHORD BEARING OF NORTH 83 DEGREES 43 MINUTES 55 SECONDS EAST AND A CHORD LENGTH OF 112.09 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 85.34 FEET, A DELTA ANGLE OF 13 DEGREES 12 MINUTES 55 SECONDS, A CHORD BEARING OF SOUTH 79 DEGREES 23 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 85.15 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 94.96 FEET, A DELTA ANGLE OF 19 DEGREES 25 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 30 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 94.51 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 285.52 FEET, AN ARC LENGTH OF 34.58 FEET, A DELTA ANGLE OF 06 DEGREES 56 MINUTES 22 SECONDS, A CHORD BEARING OF SOUTH 55 DEGREES 10 MINUTES 13 SECONDS EAST AND A CHORD LENGTH OF 34.56 FEET TO A POINT OF TANGENCY, THENCE SOUTH 60 DEGREES 46 MINUTES 13 SECONDS EAST, A DISTANCE OF 269.25 FEET TO A POINT, THENCE SOUTH 20 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 255.67 FEET TO A POINT, THENCE SOUTH 07 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 532.19 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 846,627.77 SQUARE FEET OR 19.44 ACRES, MORE OR LESS.

January 9, 2002

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OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

24 January 2001

Kathleen Sellman
Director, Planning
555 South 10th Street, Suite 213
Lincoln NE 68508

Re: Nebraska Heart Hospital Special Permit #1939
OA Project No. #2001-0724

Dear Kathleen:

Enclosed please find the following documents:

1. 21 copies of the Site Plan.
2. 9 copies of the Grading & Drainage Plan.
3. 5 copies of the Street Profiles.
4. 6 copies of the Landscape Plan.
5. \$585 Submittal Fee.

On behalf of Nebraska Heart Institute, 1500 S. 48th Street, Suite 800, Lincoln NE 68506, we are requesting an Amendment to the Special Permit #1939.

We are also requesting a modification of the subdivision ordinance to allow final plats to be approved from this special permit.

If you require further information or have any questions, please call.

Sincerely,

Mark C. Palmer

Enclosures

cc: Mrs. Sheryl Dodds
Mr. Ravi Maniktala

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